BRIEFE, EASIE, AND NECESSARY TABLES, for the valuation of Leases, Annuities, and Purchases, either in present, or in reuersion, according to the rates now most in vse.

TOGETHER WITH

A Chorologicall Discourse of the well ordering, disposing and gouerning of an Honorable estate *or Reuennue.*

Necessary for all Noblemen, Gentlemen, and others, who desire to vnderstand their owne Estates, and to see into the mannageing of their owne Affaires:

And generally for all men in Bargaines and Contracts of like nature.

Written by THO: CLAY Surueyor, and Student in the Mathematickes.

The second Impression corrected and enlarged by the Author.

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1622.

In the *Fountaine Court* within the end of *Shooe-Lane* next *Fleetſtreet*, are taught and performed by the Author of this Booke, theſe ſeuerall Arts, Sciences, and Faculties hereunder mentioned. viz.

Arithmetick in { Whole, Broken, Decimall } numbers, with the Extraction of Rootes, and Rules of *Algebra*.

Geometrie, { The principles thereof in exact menſuration of heights, depths, diſtances, Boord, Glaſſe, Wainſcot, Pauements, Timber, Stone, or any other ſolid body, &c.
Alſo in Surueying of lands, and reducing of Plats, or Maps to any deſired proportion; with diuers rules and ſecrets in that Profeſſion, gathered by the Authors continuall practice and experience therein for many yeares.
Dialling in generall.
Likewiſe in Gauging of Veſſels, after ſundry manners, with the vſe of diuers Inſtruments to all theſe purpoſes.

Trigonometria, or the doctrine of Triangles, { Right lined, and Spherically, } by the Tables of Sines, Tangents, Secants, Logarithmes, and by Inſtrument.

Aſtronomy and *Nauigation*, { the principles of both, with the proiection of the Sphear in plano after diuers maners, the vſe of the Spheare, Globe, or any other nauticall Inſtrument now in beſt eſtimation:

There alſo may ſuch as are deſirous to attaine to knowledge in any of theſe faculties by their owne ſtudy; haue Bookes ready written of any the ſaid Subiects, applied to the

TO ALL THE RIGHT Honorable, Noble, and Worshipfull Lords, Owners, Possessors, and Purchasers of Reuennue, to whose view and vse this present Treatise shall come.

RIGHT HONORABLE,
and
RIGHT WORSHIPFVLL:

IT being manifest, the two maine materials out of which Honor and Nobility are created, to bee Vertue and Reuennue: as the first being conspicuously to bee noted in the actions of men, both military and ciuill, is of all to be imbraced: so the latter seruing to sustaine Honor, and being as it were the very nerues and sinewes thereof, is of none to bee neglected. Reuennue thereof, with the encreasing and due ordering thereof to the best aduantage, and least charges of the Lords and Owners of the same, is the subiect which in this ensuing Discourse is intreated

of: which although in ſome particular Offices, others haue heretofore more largely handled, yet in this briefe and generall kind, no man to my knowledge hath hitherto laboured. That I haue endeuoured to bee briefe, is becauſe I would not be troubleſome to ſuch whoſe waighty affaires otherwiſe abridge them of time for theſe matters. Yet I preſume (for the moſt part) this breuity is without obſcurity, and being ſufficient for the purpoſe it intendeth, fruſtra fit per plura, quod fieri poteſt per pauciora. *Such as it is, I humbly preſent it as the beſt meanes I haue, to teſtifie the great deſire in me to doe ſeruice to the Nobility of my Country, whoſe fauourable acceptance of theſe my poore endeauours I onely craue and entreat, and ſo reſt*

Your Honors and Worſhips
euer deuoted.

THO: CLAY.

Carmen ad Auctorem, seu Passus ad Athenas.

Tam bene, tam graphica describis singula penna,
Disponens docta, mania cuique manu:
Vt facile constet cuiuis tentare volenti,
Commoda de studijs multa scatere tuis.
Ingenij specimen dias non vulgare sagacis,
Et lumen genij non mediocre boni.
Ista legat Quæstor, studeat Geometricus ista:
Officij partes noscet vterque sui.

Tho: Widmerpoole.

IN DVE COMMENDATION of the Author, his Worke and Worth.

RFuennues Order, Officers, and Lawes,
With each mans duty, how Estates to raise:
Of euery losse and profit, the true cause;
Thou here describst, in plaine yet pleasant phrase.
Thy precepts briefe, yet pithy in each part,
Declare thy iudgement, and extoll thine Art.

In purchase, sale, exchange, or leasing out,
(Be it in present or reuersion)
This little Tract so cleareth euery doubt,
As shewes it selfe in such commersion,
For Lords and Owners all, a worke so rare,
That none yet extant can with it compare.

ADAM SMITH.

To the friendly Reader, concerning the vse of these Tables.

COurteous Reader, at the first edition of this Booke, hauing calculated all these Tables generally according to Statute intrest; and therefore the Tables of Reuersions, allowing the buyer after 10. in the 100. for his money laid out beforehand, being with great disaduantage to the seller, I conceiued, that although euery man would be contented to buy at that rate, yet none (that vnderstood themselues) would sell thereat: wherefore in this second edition, for indifferency to both, I haue altered those Tables, and now made them agreeable to the rates of the purchase; augmenting them to 20. yeares terme more then in the former impression, to the intent their vse may be the more ample. Also being informed that many altogether ignorant in Arithmeticke, into whose hands these Tables and Rules haue happened, haue condemned the same as hard and obscure, in respect of the direction for finding the value of the parts or fractions set downe in the Tables (being indeed meerely Arithmeticall) I haue therefore for their ease framed this ensuing Table of the aliquot or euen parts of one pound, by helpe whereof the meanest capacity, may receiue satisfaction concerning the said parts or fractions, and therein finde the simple value of euery

of

of them : which Table and the vse thereof here followeth.

An ample Tab'e of the aliquot parts of xx s. or one pound.

$\frac{7}{8}$	xvij s̄. vj d̄	$\frac{1}{5}$	iiij s.	$\frac{1}{48}$	v d.
$\frac{5}{6}$	xvj s̄. viij	$\frac{1}{6}$	iij s. iiij d̄.	$\frac{1}{60}$	iiij d̄.
$\frac{3}{4}$	xv s̄.	$\frac{1}{8}$	ij s. vj d̄.	$\frac{1}{64}$	iij d. ob. q.
$\frac{2}{3}$	xiij s̄. iiij d̄	$\frac{1}{10}$	ij s.	$\frac{1}{80}$	iij d.
$\frac{5}{8}$	xij s̄. vj d̄.	$\frac{1}{12}$	xx d̄.	$\frac{1}{96}$	ij d. ob.
$\frac{3}{5}$	xij s̄.	$\frac{1}{15}$	xvj d̄.	$\frac{1}{160}$	j d. ob.
$\frac{1}{2}$	x s̄.	$\frac{1}{16}$	xv d̄.	$\frac{1}{120}$	ij d.
$\frac{2}{5}$	viij s̄.	$\frac{1}{20}$	xij d̄.	$\frac{1}{192}$	j d. q.
$\frac{3}{8}$	vij s. vj d̄.	$\frac{1}{24}$	x d.	$\frac{1}{240}$	j d.
$\frac{1}{3}$	vj s. viij d̄	$\frac{1}{30}$	viij d.	$\frac{1}{320}$	ob. q.
$\frac{3}{10}$	vj s.	$\frac{1}{32}$	vij d. ob	$\frac{1}{480}$	ob.
$\frac{1}{4}$	v s.	$\frac{1}{40}$	vj d.	$\frac{1}{960}$	q.

The vse of the Table.

First you are to consider that the fractions to be taken, are alwaies parts, either of the whole, or of one onely yeares value, rent, annuity, or such like, according as the question happeneth : which knowne, looke out in this Table the seuerall fractions found in the following Tables belonging to

your queſtion, whoſe value you ſhall find ſet right againſt them: this value you muſt take as often as there are whole pounds in the ſumme, or yearly value propounded, and reſerue the ſame to bee added to the reſt.

For explanation hereof we will take the firſt example of the ſecond Table following, where it is required to find what ready money is to bee giuen for 1000 ℔. *due at* 6. *yeares end. Here the fractions to bee taken, are parts of the whole value, namely,* $\frac{1}{2}$ $\frac{1}{18}$ $\frac{1}{481}$ *of* 1000 ℔. *wherefore looking into this Table for the value of* $\frac{1}{2}$ *I find it to be* 10 ſ. *in euery* ℔. *which taken* 1000. *times, maketh* 500 ℔. *that I ſet downe for my firſt number anſwering to the fraction* $\frac{1}{2}$: *Then for* $\frac{1}{18}$ *I find* 15 d. *that is* 1000 *ſhillings, and* 1000. *times* 3 d. *which maketh* 62 ℔. 10 ſ. *for my ſecond number. Laſt for* $\frac{1}{481}$ *I find in the Table* ob, *and that taken* 1000. *times maketh* 41 ſ. 8 d. *for my laſt number, which I ſet downe, and adding all three together, I find the totall to be* 564 ℔. 11 ſ. 8 d. *as aboue.*

℔	ſ	d
500	00	00
62	10	00
2	1	8
564	11	8

Another

Another Example where the Fractions are parts of one onely yeares value.

It is required what a Leaſe in being for 12. yeares, worth 9 ℔. 13 ſ. 4 d. yearly more then the Rent, is worth in ready money.

When the Totall or yearly value by which you are to find the parts, is not a number of euen pounds, then if you will worke preciſely, you are to take like parts of the odde money as well as of the euen pounds, which if you reduce into leſſer denomination, you may doe to a ſmall matter. As here, the numbers anſwerable to 12. *yeares in the next Table following are* 6. $\frac{3}{4}$ $\frac{1}{18}$ $\frac{1}{380}$ *: Therefore firſt for the* 6. *whole yeares value, I ſay* 6. *times* 9 ℔. *is* 54 ℔. *and* 6. *marks are* 4 ℔. *which together make* 58 ℔. *for my firſt number. Then for* $\frac{3}{4}$ *the firſt Fraction, I find in the former Table the value thereof to be* 15 ſ. *in euery pound, and therefore* 9. *times* 15 ſ. *is* 6 ℔. 15 ſ. *alſo the* $\frac{3}{4}$ *of* 13 ſ. 4 d. *is* 10 ſ. *which together make* 7 ℔. 5 ſ. *for my ſecond number: Then againe for* $\frac{1}{18}$ *the value in the Table is* 15 d. *which taken* 9. *times is* 11 ſ. 3 d. *and the* $\frac{1}{18}$ *part of* 13 ſ. 4 d. *is* 10 d. *which together make* 12 ſ. 1 d. *for my third number. Laſt of all, for* $\frac{1}{380}$ *I find*

	℔	ſ	d
	58	00	00
	7	5	00
		12	01
			$2\frac{1}{4}$
	65	17	3-q.

find in the Table a farthing in euery pound, and 9. farthings make 2 d̃. q̃ for my last number (for of that part of 13 s̃. 4 d̃. being but the $\frac{2}{3}$ of a farthing I passe not) so all these numbers added together, the value of the said Lease in ready money appeareth to be as aboue in the worke.

Thus haue I (gentle Reader) as plainly as I can, vnfolded the meaning of the fractions, and the manner how to vse them, wherein if yet any thing seeme hard or obscure, such as shall be pleased to repayre vnto me, shall find me ready further to explaine it. Vale.

A

A Table ſhewing the worth of Leaſes or Annuities to begin preſently.

1	0	3/4 1/15 1/30	21	8	1/2 3/20
2	1	2/3 1/15 1/480	22	8	3/4 1/60 1/80
3	2	1/3 3/20 1/320	23	8	3/4 1/8 1/120
4	3	3/20 1/48	24	8	3/4 1/5 1/30
5	3	3/4 1/48	25	9	1/40 1/480
6	4	1/3 1/48 1/960	26	9	3/20 1/96
7	4	3/4 1/10 1/60 1/480	27	9	1/5 1/40 1/80
8	5	1/3 1/960	28	9	3/10 1/160
9	5	3/4 1/96	29	9	1/3 1/15 1/320
10	6	1/8 1/48	30	9	1/3 1/20 1/24 1/960
11	6	1/3 3/20 1/80	31	9	1/3 1/8 1/48
12	6	3/4 1/16 1/960	32	9	1/2 1/40 1/960
13	7	1/10 1/240	33	9	1/2 1/15 1/240
14	7	1/5 1/6	34	9	1/2 1/10 1/160
15	7	1/2 1/10 1/160	35	9	1/2 1/8 1/48
16	7	3/4 1/15 1/320	36	9	3/5 1/96
17	8	1/48 1/960	37	9	2/3 1/30 1/160
18	8	1/5 1/960	38	9	2/3 1/15
19	8	1/3 1/32	39	9	3/4 1/160
20	8	1/2 1/80 1/960	40	9	3/4 1/40 1/240

The desciption and vse of the former Table.

THis Table, as you see, consisteth of foure Collumnes, whereof the first and third do betoken the time of any Lease or Annuity in being, vnder 40. yeares: and the second and fourth doe shew how many yeares value euery such Lease or annuity is worth to begin presently: the first number signifying so many whole yeares value, and the following fractions so many parts of a yeares value.

Example.

It is demanded what the Lease of a Farme worth 150 *l.* per annum, *to begin presently, and to endure for* 14. *yeares, is worth in ready money, paying no rent.*

Looke in the first Collumne of your Table, the number of yeares to come in the said Lease, *viz.* 14. and right against the same in the second Collumne you shall find 7. $\frac{1}{5}$ $\frac{1}{7}$: which sheweth the said Lease to bee worth 7. whole yeares value, and one fift part, and one sixt part of one yeares value ouer: all which taken and added together, make in all 1105 *l.* for the worth of the said Lease during the terme proposed, as by the worke may appeare; and so of all other like questions.

150 *l.*	
7	
1050	
30	
25	
1105	

Another

Another Example.

There is paid 1105 *l. for a Leaſe of certaine Lands for* 14. *yeares to come, to begin preſently: I demand what the yearly value ought to be aboue the rent?*

Take in the former Table the value anſwerable to 14. yeares, found in the firſt Collumne, *viz.* $7.\frac{1}{5}\ \frac{1}{6}$: which bring all into one fraction, and that will be $\frac{221}{30}$: by which fraction diuide 1105 *l.* the ſumme propounded, and the quotient yeeldeth the improper fraction $\frac{33150}{221}$: whoſe numerator diuided by the denominator yeeldeth 150 *l.* for the yearly value ſought for. And in this manner may you find what Annuity or yearly Rent may be bought for any ſumme of mony propounded.

The Worke.

6	11	5	30	33150			
			7				
1		1	210	1105		221	
5		6	11	1		30	
	30		121	221			

xx00
33x50 (150 *l.*
22xx1
22 2
2

A Table for the valuation of Leaſes and Purchaſes in Reuerſion.

1	3/4	1/10	1/30		
2	3/4	1/20	1/40	1/960	
3	3/4	1/960			
4	2/3	1/60			
5	1/2	1/10	1/48		
6	1/2	1/16	1/480		
7	1/2	1/80	1/960		
8	1/3	1/10	1/30		
9	1/3	1/16	1/40	1/320	
10	1/3	1/20	1/480		
11	1/3	1/60			
12	1/4	1/15	1/480		
13	1/4	1/30	1/160		
14	1/4	1/80	1/960		
15	1/5	1/30	1/160		
16	1/5	1/80	1/960		
17	1/6	1/40	1/160		
18	1/6	1/80			
19	1/8	1/48	1/60	1/960	
20	1/8	1/48	1/320		
21	1/8	1/96			
22	1/10	1/48	1/480		
23	1/10	1/96	1/960		
24	1/10	1/960			
25	1/12	1/12	1/960		
26	1/12				
27	1/15	1/120	1/960		
28	1/15	1/320			
29	1/16	1/960			
30	1/24	1/60			
31	1/20	1/480			
32	1/32	1/60			
33	1/24	1/480			
34	1/32	1/120			
35	1/30	1/480			
36	1/32	1/960			
37	1/48	1/240			
38	1/40	1/160			
39	1/48	1/320			
40	1/48	1/480			

The description and vse of the last Table.

THis Table, as the former, consisteth of foure Collumnes; the first and third whereof doe betoken the time before the beginning of any Reuersion not exceeding 40. yeares: and the second and fourth doe shew what parts of the whole summe or value of each Lease or Purchase (to begin present) euery such Lease or Purchase in Reuersion is worth.

By helpe of this Table you may find out what any summe of money due at any number of yeares not exceeding 40. or what any Lease or Purchase in reuersion, after any like number of yeares, is worth in present money.

Example.

There is by Will of a Father 1000 *l. due vnto to his Daughter at the age of* 21. *yeares: The Husband of this Daughter at her age of* 15. *yeares is desirous to compound with the Executor for a present summe of money then to be paid. I demand what summe of money the Husband shall haue, allowing the Executor vse for his money paid afore-hand, according to the rate of* 10. *in* 100. *per annum.*

Forſomuch as 15. yeares the time of the Daughters age preſent, being deducted out of 21. yeares, the time when the 1000 l. is due by will, leaueth 6 yeares for the remaine; the queſtion is, what ready money is to bee giuen for 1000 l. due at 6. yeares end.

Looke therefore in the ſecond Collumne of the Table afore-going, for the parts anſwerable to 6. yeares, which you ſhall find to bee $\frac{1}{2}$ $\frac{1}{18}$ $\frac{1}{480}$ all which taken and added together, doe make 564 l. 11 s. 8 d. as in the worke appeareth: which is the ſumme of money required.

1000 l.	
$\frac{1}{2}$	500 - 00 - 00
$\frac{1}{18}$	62 - 10 - 00
$\frac{1}{480}$	2 - 1 - 8
	564 - 11 - 8

Another Example.

The Leaſe of certaine Lands worth yearly aboue the rent 100 l. *is to bee ſold for* 18. *yeares in reuerſion, after* 16. *yeares yet to come: I demand what the ſame is worth in ready money.*

Find firſt by the Table for valuation of Leaſes in being, what the ſame Leaſe is worth for 18. yeares, as if it were to begin preſently, which you ſhall find to bee 8. yeares and one fift part and $\frac{1}{28}$ of a yeares value; namely, 820 l. 2 s. 1 d. the queſtion

ſtion is therefore what that ſumme due at the end of 16. yeares is worth in ready money.

The parts anſwerable to 16. yeares in the laſt Table, are $\frac{1}{5}$ $\frac{1}{80}$ and $\frac{1}{386}$, which taken (as in the laſt example) and added together, doe make 178 l. 10 ſ. 10 d. *ob.* as appeareth in the worke, and ſo much is the reuerſion of the ſaid Leaſe worth in preſent money.

820l-2ſ-1d.	
164-0-5	
13-13-4-$\frac{1}{3}$	
17-1	
178-10-10-*ob.*	

And foraſmuch as moſt Leaſes which are taken in reuerſion, are either taken for 21. 30. or 40. yeares: I haue calculated Tables purpoſely for thoſe termes, which doe more readily ſhew their ſeuerall values without the helpe of the former Table, and not reſpecting the value of the whole time; which Tables follow after the next example.

Another Example.

A Tenement worth 50 l. per annum, *is in Leaſe for* 38. *yeares yet to come, paying no rent; I demand the worth of the fee ſimple, in ready money, according to* 14. *yeares purchaſe.*

Here 50. pound, the yearely value, being multiplied by 14. maketh 700 ℔. which is the true value if there were no time in it: now therefore the queſtion is, what 700 ℔. due at the end of 38. yeares, is worth in preſent money.

Looke therefore in the Table of Reuerſions, for the parts anſwerable to 38. yeares, which you ſhall find to be $\frac{1}{40} \frac{1}{4\times 2}$ with which working, as in the former queſtions, you ſhall find 18 ℔. 19 ſ. 2 d. for the value required: and ſo of all other the like queſtions.

But here is to be noted, that in this kind of Accompt, the buyer is allowed for the vſe of his money paid beforehand after the rate of 10. in the 100. intreſt vpon intreſt, which is more then truly it amounteth vnto according to 14. yeares purchaſe: and therefore for ſo much as all Purchaſes for the moſt part are made betweene the rates of 12. and 20. yeares value: I haue alſo purpoſely calculated Tables according to 12. 16. and 20. yeares purchaſe, whereby any ſuch queſtion may be performed with reaſonable exactneſſe: which Tables, and the vſe of them follow preſently after the next Table and the vſe thereof.

A Table more readily shewing the worth of Leases or Annuities in Reuersion.

yer.	21		30		40	
1	7	4/5 1/16	8	1/2 1/15 1/320	8	7/8 1/64
2	7	1/8 1/48 1/480	7	2/3 1/8	8	1/16 1/80 1/1485
3	6	9/20 1/32 1/60	7	1/12	7	1/3 1/80 1/960
4	5	9/10 1/240 1/320	6	3/8 1/16 1/960	6	2/3 1/80
5	5	1/5 1/30 1/240	5	3/4 1/10 1/320	6	1/16 1/120 1/960
6	4	3/4 1/10 1/32	5	3/10 1/48 1/960	5	1/2 1/60 1/320
7	4	3/8 1/16 1/960	4	5/6 1/240	5	1/60 1/480
8	4	1/30 1/960	4	1/3 1/16 1/480	4	1/2 1/16
9	3	2/3 1/960	3	9/10 1/12 1/64	4	1/8 1/48 1/480
10	3	1/5 1/80	3	2/5 1/30 1/960	3	3/4 1/48
11	3	1/32	3	3/16 1/240	3	2/5 1/40 1/480
12	2	3/4 1/240 1/960	3	1/320	3	1/10 1/64
13	2	1/2 1/240 1/960	2	2/3 1/16 1/960	2	4/5 1/32 1/960
14	2	1/4 1/40 1/480	2	9/20 1/80 1/64	2	3/8 1/8
15	2	1/48	2	3/20 1/160	2	9/10 1/20
16	1	7/8 1/160 1/960	2	1/20 1/960	2	9/8 1/320
17	1	9/10 1/120 1/1	1	4/5 1/16 1/320	1	9/10 1/80 1/960
18	1	1/2 1/20 1/192	1	3/5 1/15 1/240	1	3/4 1/160
19	1	2/3 1/80 1/480	1	1/2 1/24	1	1/3 1/4 1/64
20	1	1/4 1/30 1/480	1	2/5 1/960	1	1/4 1/5 1/320

The deſcription and vſe of the former Table.

THis Table as you ſee, conſiſteth alſo of foure Collumnes, whereof the firſt (as in the former) ſerueth for the time before the beginning of any reuerſion, not exceeding 20. yeares, and the 3. other Collumnes are 3. particular Tables, ſhewing the value of euery ſuch Leaſe in reuerſion, for 21. 30. or 40 yeares, according as they are marked in the head of each Collumne.

Example.

There is a Leaſe yet in being for 6. yeares, worth 20 l. per annum, *more then the rent: of this I would take a Leaſe in reuerſion for 30. yeares after the ſixe are expired, I would therefore know the worth thereof in ready money.*

Looke in the third Collumne the number and parts anſwerable to ſixe yeares, which you ſhall find to be 5 $\frac{3}{10}$ $\frac{1}{21}$ $\frac{1}{330}$: the 5. betokening 5. yeares value, namely 100 l. the $\frac{3}{10}$ 6 l. the $\frac{1}{21}$ 8 s. 4 d. and the $\frac{1}{330}$ 5 d. all which added together, doe make 106 l. 8 s. 9 d. for the preſent worth of the ſaid Leaſe, and ſo of all others.

Now followeth the Table of Reuerſions with the vſe thereof.

A Table ſhewing the value of Purchaſes in Reuerſion.

yer	12		16		20	
1	11	3/5 1/40 1/960	15	1/24 1/30 1/960	19	1/32 1/60
2	10	1/5 1/64 1/120	14	1/6 1/160	18	1/8 1/64
3	9	2/5 1/30 1/192	13	1/3 1/160	17	1/4 1/80 1/480
4	8	7/10 1/80	12	1/2 1/28 1/240	16	1/4 1/5 1/240
5	8	1/30 1/64	11	2/3 1/20	15	2/3 1/240
6	7	2/5 3/48 1/320	11	1/10 1/48	14	9/10 1/48 1/320
7	6	5/6 1/60 1/480	10	4/15	14	1/5 1/80 1/960
8	6	3/10 1/48	9	3/4 1/10 1/960	13	1/2 1/30 1/320
9	5	4/5 1/30 1/192	9	1/4 1/48 1/960	12	7/8 1/60 1/960
10	5	3/8 1/60 1/32	8	7/10 1/40 1/960	12	1/4 1/40 1/320
11	4	7/8 1/80	8	1/5 1/80 1/960	11	2/3 1/40 1/480
12	4	7/15 1/8 1/960	7	7/10 1/40 1/192	11	8/15 1/320
13	4	1/5 1/30 1/160	7	1/4 1/480	10	2/5 1/160
14	3	9/10 1/80	6	5/6 1/80 1/48	10	1/10 1/960
15	3	3/5 1/80	6	2/5 1/24 1/32	9	3/5 1/48
16	3	1/3 1/960	6	1/2 1/32	9	1/10 1/80
17	3	1/15 1/96	5	2/3 1/24	8	7/10 1/40
18	2	5/6 1/240 1/320	5	4/15 1/10 1/160	8	3/10 1/80
19	2	3/5 1/48 1/480	5	1/24 1/24	7	7/8 1/30 1/96
20	2	2/5 1/48	4	3/4 1/120 1/960	7	1/2 1/24 1/80

	12		16		20	
21	2	1/5 1/30 1/960	4	2/5 1/15 1/80	7	1/2 1/680
22	2	1/15 1/960	4	1/10 1/64	6	5/6 1/240
23	1	9/16 1/320	3	5/6 2/15 1/960	6	1/2 1/120 1/320
24	1	3/4 1/160 1/960	3	2/3 1/15 1/960	6	1/5 1/960
25	1	3/5 1/48 1/480	3	1/2 1/80 1/480	5	9/10 1/160
26	1	7/15 1/32	3	3/10 1/160	5	5/8
27	1	3/8 1/240 1/320	3	1/10 1/80 1/960	5	1/3 1/48 1/320
28	1	1/4 1/40 1/960	2	7/8 1/30 1/960	5	1/10 1/480
29	1	1/6 1/96 1/960	2	1/4 1/160 1/960	4	5/6 1/40 1/960
30	1	1/32 1/240	2	9/16 1/30	4	5/8 1/480
31	1	1/320	2	2/5 1/24 1/960	4	1/3 1/240 1/320
32	0	9/10 1/40 1/960	2	1/10	4	1/8 1/32
33	0	1/4 1/10 1/192	2	2/15 1/32	3	1/2 1/15 1/32
34	0	3/4 1/30 1/160	2	1/30 1/320	3	4/5 1/240 1/320
35	0	7/10 1/40 1/320	1	9/10 1/60	3	1/5 1/40 1/960
36	0	2/3 1/160	1	4/5 1/240	3	9/20 1/320
37	0	2/5 1/48	1	2/3 1/32	3	4/15 1/48 1/960
38	0	9/16 1/96	1	9/10 1/30 1/480	3	1/8 1/240 1/320
39	0	1/2 1/40 1/240	1	1/2 1/240	2	5/6 3/20
40	0	7/15 1/30 1/960	1	2/5 1/64	2	5/6 1/240 1/320

The

AS the former Table, so this also consisteth of foure Collumnes, the first, as in the two former, serving for the time before the beginning of any Reuersion, or rather the time to come before any benefit shall arise to the buyer, not exceeding 40. yeares: and the other three Collumnes are three particular Tables, shewing the present value of euery such Reuersion in fee simple, according to 12. 16. or 20. yeares purchase; as they are marked in the head of each Collumne: and by comparison of these rates a man may, to reasonable neerenesse, gather the present value of any Reuersion purchased after any rate betweene 12. and 20. yeares purchase as by the Examples following shall appeare.

Example.

There is a Tenement worth yearly 100 *l. of which one hauing the Reuersion after* 5. *yeares yet to come, is desirous to sell the Fee-simple thereof for ready money: I demand what the Purchase will amount vnto after the rates of the former Tables.*

First to find the value after 12. yeares purchase, I looke into that Table, and right against 5. yeares I find 8 $\frac{1}{30}$ $\frac{1}{24}$ signifying 8. full yeares value $\frac{1}{30}$ part and one $\frac{1}{24}$ part of one yeares value. The full yeares value is 100 *l.* and that 8. times taken is

800-00-00	
3-6-8	
1-11-3	
804-17-11	

800 ℔. for my firſt number: then for $\frac{1}{30}$ I finde in the Table of aliquot parts 8 ſ. which taken 100. times maketh 3 ℔ 6 ſ. 8 ſ. for my ſecond number; and for $\frac{1}{24}$ I find 3 ſ. ob. q. which 100. times taken maketh 31 ſ. 3 ſ. Theſe three ſummes added together make 804 ℔. 17 ſ. 11 ſ. for the whole value according to 12. yeares purchaſe.

Likewiſe for the value according to 16. yeares purchaſe, the numbers anſwering to 5. yeares are 11 $\frac{2}{3}$ $\frac{1}{20}$ which ſeuerally taken and added together, amount vnto 1181 ℔. 13 ſ. 4 ſ. as in the operation appeareth.

1100	00 - 00
66	13 - 4
15	00 - 0
1181	13 - 4

Laſt of all, for the value according to 20. yeares purchaſe, the numbers in that Table anſwering to 5. years, are 15 $\frac{2}{3}$ $\frac{1}{240}$ where the 15. being ſo many whole years value amounteth to 1500 ℔. the $\frac{2}{3}$ as before to 66 ℔. 13 ſ. 4 ſ. and the $\frac{1}{240}$ to 100 ſ. namely 8 ſ. 4 ſ. all which added together make as in the worke appeareth, 1567 ℔. 1 ſ. 8 ſ. for the whole value according to that rate. Now by the proportion of the ſummes one to another, a man may giue a reaſonable gueſſe mechanically at any other rate betweene them. And thus much may here ſuffice for the vſe of theſe Tables.

1500	00 - 00
66	13 - 4
	8 - 4
1567	1 - 8

A Chorologicall Discourse of the well ordering, disposing and gouerning of an Honorable *estate or Reuennue, wherein is briefly described the duties of diuers* Officers therein to be imployed, for the better preseruing, improuing, *and augmenting of the same.*

Chap. 1.

Of the definition of an Honorable estate, and of the Officers and Ministers belonging to the same in general.

FOr that, according to the precept of the graue and learned Romane Orator *Cicero*, the institution of all things whereof any discourse is to be made, or continued, ought to take his beginning at Definition: it shall not bee amisse, but very

very neceſſary, firſt to define what this Honorable eſtate or Reuennue wherof we purpoſe to entreat is, and then orderly to proceed to the particular precepts and obſeruations to be handled in the ordering of the ſame.

As touching the definition therefore: I call that an Honorable eſtate or Reuennue, where any Lord or owner thereof, is by the bleſſing and prouidence of God, either by inheritance, gift, purchaſe, or otherwiſe, endowed with Honours, Mannors, Lordſhips, Houſes, Lands, Tenements, and ſuch like poſſeſſions as haue belonging vnto them Royalties, ſeruices, franchizes, liberties, and other priuiledges, and immunities, not incident to common eſtates, and tenures. For although that honorable titles (in reſpect of mens perſons) do properly belong vnto none but ſuch who by diſcent, office, place, the Princes free gift, or ſuch like; may iuſtly challenge the ſame, yet euen men

men of meaner ranke may bee ſeized of ſuch honorable eſtates. And for as much as diuers Lords and owners of ſuch eſtates now a dayes (whether through negligence, ignorance, feare of too much expence, or the like; I know not) for want of skilfull, diſcreet and faithfull Officers and Miniſters to that purpoſe, doe not onely daily loſe diuers of their Royalties, ſeruices, cuſtomes, and caſuall profits, to the ſpoyling & diſmembring of their Mannors, but alſo ſuffer many encroachments, concealements, and other nuſances, to be oftentimes made and committed againſt them to their great, and ſometimes irrecouerable preiudice: which contrariwiſe by the care & prouidence of skilfull, diſcreet, and honeſt Officers would quickly be found out and preuented: My purpoſe is therefore here to deſcribe ſuch an order in the managing, diſpoſing and gouerning of ſuch eſtates, as whoſoeuer ſhall bee pleaſed (after

(after mature consideration) but to obserue the same, I doubt not but he shall finde great profit and contentment therein, and the course nothing so chargable to be maintained as many men may imagine, being that the surplussage of the profits arising by the well managing of such an estate, shall yearely amount vnto a greater matter then the surplussage of the charge which thereby it will come vnto.

To proceede therefore, I say, that to the well managing of an Honorable estate, there is required Officers and Ministers skilfull, discreet, faithfull, and honest. And now we are to enquire what and how many they be; what is each mans particular dutie, and how to make choise of them.

Officers of Reuennue belonging to the well managing and gouernment of an Honorable estate, may generally be diuided into Officers of order, and Officers of charge.

Of-

Officers of order are the Auditor, Surueyor, learned Steward, & Solicitor, which I ſo terme, aſwell for that they ſerue to direct the whole buſines of the Officers of charge, by informing each man of the particular duties belonging to his place, & by ſeeing that the ſame be duly performed: as alſo, for that they thẽſelues (in reſpect of their proper offices) are not chargeable with the receipt of any profits, nor accõptable for the ſame.

Officers of charge are all ſuch which haue ſome charge or other impoſed vpon them, as the receiuing and diſburſing of the Lord his monyes, the collecting of his rents, fines, and caſuall profits, the ouerſeeing of his Demeſnes, cattell, and husbandry, the cuſtodie and ſale of his woods, the prouiſion of his houſe, or any other ſuch imploiment for which they ſtand accomptable. And theſe Officers are twofold, *viz.* of Receipt, and of Expence.

Offi-

Officers of Receipt are the Receiuers generall and particular, the Storer, Woodward, Bayliffes, Collectors, & ſuch other miniſters, which haue the charge and receipt of the Lord his Rents, and other profits of his Renennue: and theſe are all accomptable to the Auditor for the ſame.

Officers of expence are the Steward of the houſe, and vnder him all other Officers of the houſhold, which haue any charge impoſed vpon them, whereof they ſtand accomptable to him, as the Gentleman of the horſe, Clerk of the Kitchin, Baker, Brewer, Butler, and ſuch like; all which for breuities ſake I omit, purpoſing in this Diſcourſe to entreat of none but ſuch as are chiefly neceſſary for the managing of Land-Reuennue, and which haue ſome charge impoſed vpon them for which they ſtand accomptable to the Auditor.

And now that we haue ſufficiently ex-

expreſſed what Officers are of neceſſitie requiſite to the well ordering & mannaging of an Honorable eſtate, we will according to our former propounded method, ſet downe the particular dutie of each ſeuerall Officer as they fall out in order and dependance, reſeruing the Auditor for the laſt place, becauſe in his Office, as in a maine ſtreame or Riuer, the effects all the other, as the branches thereof doe concurre and are made manifeſt.

Chap. 2.

Of the Office, dutie, and choiſe of a Surueyor.

THe Surueyor is an Officer of order, & one of the principall in an honorable Reuennue: whoſe Office is to view and ſuruey all and ſingular the Honors, Mannors, Lordſhips, lands & Tenements of his Lord, and to ſearch out all the profits, Royalties, priuiledges, and cuſtoms thereunto belonging, expreſſing the ſame order-

orderly in his Books of Surucy: and alſo to ſet downe and diſtinguiſh in his ſaid Books, the particular lands of euery Tenant within each Manor, truly butting and bounding each ſeuerall parcell therof, and expreſſing the ancient names of the ſame, the qualitie, quantitie, and yearely value of each mans Tenement, the tenure by which he holdeth, and the Rents and ſeruices yearly due and payable therefore, with the Feaſts and dayes of payment, entering each tenure orderly and ſeuerally by it ſelfe.

2 To take notice of ſuch encrochments, concealements, purpreſtures, and ſuch like, as he ſhall meet withall in his view and perambulation, and to certifie the Lord or his Commiſſioners thereof, that the ſame may be reformed, or preſented to the Iury at the next Court, and arrented to the Lord his profit, as alſo to enquire of Rents decayed, and to doe his beſt endeauour to reuiue the ſame.

3 To make good and formall Terrars or Rent-rolls out of his Book of Suruey, expreſſing therein orderly all rents, ſeruices, and certaine profits, within each Mannor, and the times that they are due, payable, and to be performed; and to deliuer the ſame to the Bayliffs, whereby they may gather vp and collect the ſayd profits, and alſo ſee the ſeruices duely performed to the Lord his vſe.

4 To make out Suit-rolls contayning all the Tenants names that owe ſuite of Court to the Lord his Mannors, expreſſing therein each ſeuerall tenure by it ſelfe, and what ſeruices and cuſtomes each Tenant holdeth by, as fealty, homage, reliefe, &c. and to deliuer the ſame to the ſeuerall Stewards, that they may thereby call the Tenants at the Lord his Courts, and be directed what to doe vpon euery change, as death, alienation, ſurrender, and ſuch like.

And for the better performance

of all theſe duties, and whatſoeuer els is fitting to be required at the hands of this Officer, he ought to be ſufficiently skilfull in all the parts of Suruey, *viz.* the Mathematical, Legall, and Iudiciall; which ſufficiencie to obtaine, hee muſt be endued with theſe ſeuerall gifts and qualities following.

Firſt, hee ought to haue the perfect vſe of ſome Mathematicall Inſtrument, as the plaine Table, Theodelite, Circumferentor, or ſuch like, fitting for the vſe of Suruey; and alſo to be well ſeen in Arithmetick and the grounds of Geometrie: whereby he may be able aſwell to find the errors which hee may commit in platting of grounds, or caſting vp the contents, and amend the ſame, as alſo to prooue the truth of his worke, and to giue a reaſon thereof.

Secondly, hee ought to haue ſome reaſonable knowledge in the Common Lawes, eſpecially in ſuch gene-

rall

rall poynts as are incident vnto, and do moſt concerne a Mannor or Lordſhip: whereby hee may be able to know and diſtinguiſh the ſeuerall tenures, rents, ſeruices, royalties, and ſuch like principall matters required in a Suruey: and to expreſſe the ſame orderly in his Bookes, Terrars, Rentrolls, &c.

Thirdly, he ought to be a reaſonable good Clerke, and to haue good skill in euidences of all ſorts, as well ancient as modern, to be able to read and vnderſtand the ſame, whether they be in Latine, French, Engliſh, or any other language heretofore vſed in this Land.

Fourthly, he ought to haue good skill in the goodneſſe of grounds, and in the valuation of the profits and commodities growing and ariſing out of the ſame, as Tymber, Vnderwoods, Mynes, Quarries, &c. as alſo in the valuation of Lands, or caſuall profits, to be leaſed, ſold, purchaſed,

or exchanged, either in preſent, or in reuerſion, either in fee-ſimple, fee-farme, vpon liues, or terme of yeares, &c.

And now that we haue ſufficiently declared the Office of a Surueyor, and how to make choyce of him by the qualities hee ought to be endued withall; we will proceede a little further, to ſhew the benefits and commodities that may and doe ariſe by this Officer executing his place honeſtly and well: which although for the moſt part they doe clearely ſhine and are manifeſt in that which wee haue before ſpoken, yet becauſe this Officer of all others belonging to reuenue, is hardly thought of, and moſt calumniated by ſuch as either vnderſtand not what vſe to make of him, or rather ſuch whoſe cloſe packing and ſecret iniuries are by him in danger to be laid open; it ſhall not be amiſſe to explaine the profit of his faculty a little better. Wherefore I haue heere laid

laid downe the principall commodities of a good and abſolute Surucy, (ſo farre as at this preſent my memory will ſerue me) in theſe ſix Articles following, *viz.*

Inprimis, it is a good meanes to conſerue the Rents and Cuſtomes of all natures from being concealed, loſt, or decayed: or their natures by euill diſpoſed Tenants or Officers any way altered and changed.

2 Item, to let, hinder, or auoyde encroachments that might be made betweene Lord and Lord, Lord and Tenant, or Tenant and Tenant: or being formerly made, to lay open and diſcouer the ſame: as alſo in times to come to decide controuerſies that may happen in this and diuers other caſes.

3 Item, in letting and ſetting of lands, in fining of Coppy-holders, in ſale and exchange, a perfect Surucy is able to enforme the quality, quantity, value, tenure, and ſcituation, as

well and better then any other view that can be taken beſides. And by perfect Surueyes ſo taken, the Lord or his Commiſſioners ſitting quietly at home, may not onely themſelues aſſeſſe fines vpon Leaſes, and Cuſtomarie eſtates, but alſo continually ſee both how themſelues and their Tenants be dealt withall by their Stewards or other Officers put in truſt for the like matters.

4 Item, to reuiue decayed Rents Royalties, &c. and to bring to light Concealments, forfeitures, and other ſuch like treſpaſſes and iniuries.

5 Item, a good Suruey is beneficiall to the Lord and his poſterity, being as good Euidence in law for any matter in controuerſie, as any other written Inſtrument whatſoeuer of like antiquitie.

6 Item, the plat well made is excellent to explaine Euidences concerning the butting, bounding, and poſition of any parcell that ſhall happen

to

to be in controuerſie, eſpecially where the ſame controuerſie, or ſome principle thereof, dependeth vpon the poſition; which cannot well be conceiued by euidences. And thus much may ſuffice for the office and duty of a Surueyor.

Chap. 3.

Of the learned Steward.

THe learned Steward is alſo an Officer of order, and as needful in an honorable eſtate or Reuennue as any other whatſoeuer, by whoſe care and diligence chiefely the ancient rights, priuiledges and cuſtomes of euery particular Mannor, Lordſhip, Bayliwicke or Liberty, are to be preſerued and kept, and the caſuall profits of the ſame yearely ſought out and manifeſted.

1 Hee is by vertue of his Office to keepe duely the Leets and Courts within euery of the Lord his Mannors, at the times and places accuſtomed,

med, aſwel for the good gouernment of the Lord his Tenants in due obedience towards him, as in the adminiſtration of equity and iuſtice among themſelues, by inquiring of all manner of offences, iniuries, and treſpaſſes, that are enquireable or puniſhable in the ſaid Courts; and ſuch as are there to be reformed by paines, amerciaments, or ſuch like, to impoſe the ſame according to Lawe and equity.

2 Hee is alſo to enquire of, enter, and extract out vnto the Bayliffe, all manner of caſuall profits happening and growing due to the Lord of the Mannor by any forfeiture, concealment, eſcheat, ward, marriage, reliefe, herriot, waiue, eſtray, fellons and outlawes goods, new erections, purpreſtures, encrochments, Licences of all ſorts, as for digging Clay, Chalk, Marle, &c. for the paſſage of ſome water-courſe, for letting and ſetting of cuſtomary lands for longer terme

then

then the cuſtome will beare,&c. as alſo by the common fine, head-ſiluer, green-hew, or any other ſuch profit enquireable in the Court.

3 To aſſeſſe and extract out reaſonably, and according to the cuſtome of the Mannor, the Fines of the cuſtomarie Tenants, vpon euery new admittance, by Surrender, death, or expiration of terme, and to enter orderly vpon the Roll, all ſuch Tenements, Cotages, and parcells of land contained in euery ſuch admittance, with the ancient names, butts, and bounds of the ſame, and the yearly Rents and ſeruices due therefore: that ſo the diuers alterations which may happen by the parcelling of lands and Tenements, may at all times plainely and euidently appeare without confuſion, which is a matter of great moment and neceſſity, though little regarded by moſt Stewards now a dayes, who for haſte to cut their buſineſſe the ſhorter to their owne

owne gaine for the moſt part, neuer butt and bound the parcels graunted, nor many times ſo much as name the ſame, or mention the Rents: wherevpon it commeth to paſſe that in few yeares, not onely the Tenements and Lands are ſo mangled and diſmembred, as by the ancient Surueyes, Euidences, and Records, the ſame cannot poſſibly be ſet out vpon any occaſion offered, but alſo the Cuſtomary is conuerted to Free, and the Rents, Seruices, and caſuall profits thereof quite loſt and obſcured from the Lord, beſides the infinite troubles and ſuits that oft times ariſe thereof betweene the Tenants.

4 To make out his Extracts of Court bipartite in Parchment indented, deliuering the one part thereof, within one moneth next after euery Court to the Bayliffe, for him to collect the ſame, and to ſend the other part to the Auditor at the time of the Audite, that ſo the Bayliffe may be duely

duly charged therewith vpon his accompt: and alſo within the compaſſe of the yeare following, to engroſſe the Court-Rolls, to remaine in the place accuſtomed, for the vſe and ſeruice of the Lord and his Tenants.

Now concerning the gifts and qualities wherewith this Officer is to bee endued, for the better execution of his place, and by which hee is to bee made choiſe of for his ſufficiency therein, (honeſty and diſcretion firſt and chiefly, as well in him as in all other Officers of Reuennue, being reſpected) hee ought to haue good knowledge and experience in the common Lawes of this Land, therby to be able readily to know and diſtinguiſh of the authorities, priuiledges & iuriſdictions of ſuch Courts as are incident & belonging to any Mānor, Liberty, or Franchiſe, whether the ſame be Court-Leet, Court-Baron, Court of ancient Demeſne, Court of Pypowders, or the like: and to iudge

and

and determine of the ſeueral matters, actions, and caſes, which may happen, and are properly enquirable or determinable in euery of them. And to this end, it is good to make choiſe of ſuch a man as hath bin brought vp at ſome of the Innes of Court or Chancery, or hath practiſed as a Solicitor, Atorney or Councellor at law, whereby he hath gained good experience.

2 He muſt alſo be a good Orator, to be able orderly, diſtinctly and ſufficiently to deliuer a good & ſubſtantiall charge to the Iurors, of ſuch matters as are to be enquired of and preſented before him, and to expound the Law to them in caſes needfull.

3 Hee ought moreouer, to bee a good Clarke, to be able thereby to make good Court-Rols, and to enter orderly in the ſame all matters preſented before him, as Eſſoynes, defaults of apparances both of free and cuſtomary Tenants, deaths, alienations, and deuiſes of freehold-lands which

which are things very neceſſary to be enquired of in a Court-Baron; (though for the moſt part now adaies neglected) for that when any Freeholder alienateth any parcell of his Freehold-land to a ſtranger, or by his Will deuiſeth the ſame to diuers perſons, there the Lord hath an encreaſe of his Free Tenants, and of their ſeruices, Wards, Reliefes, and ſuch like; which are oftentimes quite loſt for want of ſuch preſentments: As alſo Deaths, Alienations, and Surrenders of Cuſtomary Tenants, with Encrochments, Purpreſtures, Waiues, Eſtrayes, Reſcous, Pleas of Court, Actions, Treſpaſſes, and all other caſualties and profits preſented.

Chap. 4.

Of the Office and duty of a Solicitor, and how to make choiſe of him.

THe Solicitor is likewiſe an Officer of Order, whoſe Office chiefly (in matters of Reuennue, which onely

onely in this place we purpoſe to entreat of) is to ſee that ſuch Priuiledges, Cuſtomes, Rents, Seruices, Debts, & profits to the Lord, which are to be reuiued, re-eſtabliſhed, or recouered by courſe of Law, and of which hee ſhall be enformed by the Surueyor, Auditor, Steward, or other Officer of authoriry, be duly & with beſt conuenience put in ſuit, and diligently and carefully followed, to the beſt aduantage of the Lord.

2 To ſee that ſuch Patents, Charters, Grants, Feoffments, Deeds, Leaſes, and other euidences, wherby any Lands, Annuities, or other profits of Reuennue, are to be aſſured to the Lord, or whereby any ancient Priuiledges, Cuſtomes, Seruices, or ſuch like, are to be reuiued and eſtabliſhed, be formally drawne and peruſed by skilfull Counſell, to the intent the ſame may bee good and effectuall in Law, to all ſuch intents and purpoſes as they ought to be made.

Theſe

Theſe are the principall matters concerning Reuennue, which the Solicitor hath to looke vnto, and to bee able to performe the ſame, he ought to be ſuch a one as hath been trained vp to the profeſſion vnder ſome Councellor, Attorney, or other Officer belonging to the Lawes, or elſe ſome one which by following of diuers cauſes hath gained good experience, how to order his Affaires in euery ſeuerall Court both Eccleſiaſticall and Temporall.

2 Hee ought alſo to be a good Clerke, and to be able to read and vnderſtand all ſorts of ancient Euidences, whereby hee may the better declare vnto Counſell the effect of his cauſes, and alſo to be able to make out Breuiates of ſuch caſes as are in controuerſie, aſwell for the better information and memory of Counſell, as for the helpe of the Iudges at the times of hearing.

3 And laſtly, hee ought to be conuerſant

verſant and well acquainted in all the Offices where the Records of any Court are kept, whereby to know where to ſearch for ſuch Records as ſhall be needfull in euery cauſe, and to know the fees of euery Officer and and Miniſter in each Court, vpon euery occaſion and buſineſſe that may happen. And thus much of theſe Officers of Order.

Chap. 5.

Of the Office of the Bayliffe, Collector, &c.

THe Bayliffe is an Officer of Charge, belonging to ſome Mannor, Lordſhip, Franchiſe, or Libertie, whoſe Office principally is to collect and gather vp yearely at the Feaſts and times of Payment due and accuſtomed, aſwel the Rents of the Freeholders, Coppyholders, Fee-farmers, Leaſe-holders, and Tenants at Will; as alſo Fines, Amerciaments, paines and profits of Courts, Waiues,

Waiues, Eſtrayes, Fellons goods, Herriots, Reliefes, and all other caſuall profits happening within his Charge, and yearely at the Audit to accompt for the ſame.

2 To take Diſtreſſes, to make Seizures and Re-entries to the Lords vſe, for nonpayment of Rent, or vpon other occaſions when hee ſhall bee thereunto required by the Auditor, Steward, or other Officer of Authoritie.

3 To ſummon the Lords Tenants that owe Suite and Seruice to his Courts, to appeare and giue their attendance at the ſaid Courts, whenſoeuer they ſhall bee appointed to bee held, and to ſerue all manner of Precepts, Warrants, and Proceſſe granted by the Steward in the Courts of the Mannor, or by the Auditor on the behalfe of the Lord.

And note, that in ſome Mannors the Office of the Bayliffe, as it is here generally ſet downe, is executed by

two or three particular Officers beſides the Bailiffe, according to the cuſtome of the ſayd Mannor. For in ſome places ther is one Officer which doth only collect the Rents of Aſſize of the Free and Cuſtomarie Tenants and no more, yearely making his Accompt to the Auditor for the ſame; and this Officer is in ſome places called a Reeue, and in ſome places a Graue, being alwaies one of the Cuſtomarie Tenants of the Mannor, an Annual Officer changing euery year, and bound to performe the Seruice by the tenure of his Land.

Another ſerueth to collect the caſuall profits yearely happening, as Fines, Amerciaments, Herriots, &c. who alſo is alwaies a Tenant of the Mannor, yearly choſen at the Court-Leete, or Court-Baron, according to the Cuſtome of the Mannor.

Theſe Officers ought to be honeſt and truſtie, of good diſcretion, abilitie, and conuerſation; and it is fitting that

that the Bailiffe (whether hee be an Officer for life, or during pleaſure) ſhould put in good ſureties for anſwering the Lord his Rents and profits: for the other there needes no ſuch matter, for if they be delinquent it is a Forfeiture of their Cuſtomarie eſtates, which is Securitie good enough.

As concerning other qualities, it were fitting they ſhould bee able to write and reade, whereby to make perfect Notes & Bills to the Auditor of the particulars of their Accompts, that ſo they may be the leſſe troubleſome to him in his Audits: and for all other matters they are to take direction, as occaſion ſhall ſerue, from the Steward, Auditor, Surueyor, or other Officer of Authoritie.

CHAP. 6.

Of the Office and dutie of the Woodward.

THe Wood-ward is alſo an Officer of Charge, vnto whoſe care and

truſt, the cuſtodie of the Lords Woods, and receipt of the profits ariſing out of the ſame, are chiefely committed.

1 He is therefore carefully to look to the preſeruation of the Lords Woods, and vnder-Woods within his charge, and to the well Fencing of ſuch of them as are incloſed, that the ſame bee not ſpoyled or waſted, by breaking or putting in of hurtful Cattell too ſoone after euery fall, before the young ſtuffe be growne paſt danger, or by cutting or hewing thereof at all times by lewde and diſordered people, which if they be not carefully looked vnto, are wont to ſteale Rods, Poles, Fewell, and ſuch like, out of mens grounds, and eſpecially the Lords Woods, vpon the waſts and elſewhere.

2 To ſee that the Woodfalls bee made at ſeaſonable times, for the more ſpeedy renewing and growing againe to the beſt aduantage of the Lord,

Lord, and at euery felling, to haue ſpecial care of the ſhredding and cutting of Timber Trees, that in doing the ſame the bodies bee not ſpoyled and made to die, rot, or corrupt, by the euill and vnſeaſonable cutting of the branches.

3 To make Sale of the Timber & vnderwood at ſuch times as are fitting, and when they ſhall be thereunto required, with good diſcretion, and to the Lords beſt aduantage, and to accompt yearely to the Auditor, not only for the felled Timber and Vnderwood, but alſo for the tops of the Timber Trees, for the blowne Wood, and for the Herbage, Agiſtament, Pannage, and all other profits made of the Lords Woods, and of the Soyle of them.

4 To ſee that ſuch Leaſees as do holde any of the Lords Woods for tearme of yeares, doe not fell or cut downe the ſame, but at ſeaſonable and conuenient times, neither that

they cut downe and take away any more then is contayned in their Leaſes, and to ſee that they looke to the Fencing & preſeruation of the young Spring after each fall, and doe in all things according as by their Couenants they are bound to doe.

5 To execute with good diſcretion, and to the Lords beſt aduantage, ſuch Warrants as ſhal come vnto him from the Lord or his Cõmiſſioners, for Timber for the repayring of Houſes, Bridges, Parke-pales, or ſuch like: and finally, to be carefull in the due execution of his place, in all other things that may concerne the ſame.

1 Now to be able to performe all theſe duties, hee ought to haue good skill and iudgement in all theſe kindes of Commodities, the want whereof is often the cauſe that ſome of them ſell ſuch good penyworths, as doe much enrich the buyer, and aſmuch endamage the Lord: He muſt therefore

fore be able to giue a neere eſtimate in ſtanding Woods, what number of Cordwood, Billet, Fagots, and Bauens, one Acre with another doth containe; and likewiſe for Timber-trees, to know what quantitie both of Timber and Fewell each Tree will make, that ſo hee may apprize the ſame accordingly, otherwiſe he may often bee ouer-reached by a cunning Buyer.

2 And for the better performance of his Office, it were very fitting that he ſhould haue very good knowledge in meaſuring of Timber, both round and ſtanding, as alſo felled and ſquared; and aboue all, that hee be very honeſt and conſcionable, to accompt truely for the profits of his place: And thus much may ſuffice concerning this Officer.

I might in this place bring in the Offices of Warreners, Clerkes of Iron-workes, Lead-workes, Coale-myues, Quarries, and ſuch other pro-

fits of Reuennue accomptable to the Auditor; which I purpoſely omit, as well for breuities ſake, as alſo for that nothing is or can be required either in the orderly performance of their places, or in the choiſe of them (skilfulnes onely in the Commoditie they are to deale withall excepted) more then, *Mutatis mutandis*, hath beene ſhewed in the reſt.

Chap. 7.

Of the Office and dutie of the Storer.

THe Storer is an Officer accomptable to the Auditor, who hath in Charge all ſuch Demeſnes of Paſture, Medow, Arrable, and other Lands, as are peculiarly in the Lords owne Occupation, with the Stocke thereupon employed: and his Office principally is to ſhew the profits that are made of the ſame, as of Corne, Cattell, Fell, Wooll, and ſuch other Commodities: which Officer in meane

meane mens eſtates is termed the Bailiffe of the Husbandry.

1 This Officer is to ouerſee the Husbandmen, that they doe their duties in the Manuring and Tilling of the Lords grounds, at fit and conuenient ſeaſons; to prouide of the beſt Corne for ſeed, and to ſee the ſame carefully and profitably beſtowed, in ſuch grounds as are fitteſt therefore; to looke to the preſeruation of the Carts, Waines, Ploughs, and all ſuch other Inſtruments and Implements of Husbandry, and to ſee the ſame repayred when they are out of order; to ſee that the Husbandmen haue care, in the feeding and dreſſing of their Teemes & working Cattell, and to looke to the repayring and amending of the fences, hedges and ditches of the grounds in his charge, and all ſuch other matters belonging to Huſbandrie.

2 To ſee the Hay and Corne of all ſorts, renuing, growing, and encreaſing

ſing vpon the Lords grounds, carefully and ſeaſonably Inned: and after, at conuenient times Threſhed out, ſolde and deliuered to the Lord his vſe, and to keepe true reckoning of the ſame from time to time, vntill he haue perfected his accompt before the Auditor.

3 To ſee that the Heards, Shepheards, & ſuch other Hindes, as haue the cuſtody of the Lords Cattell and flocks, doe their true endeauours and duties in the feeding, curing, & preſeruation of the ſame, and to keepe true Accompt of them from time to time, aſwell of what commeth into the Stocke, as Cattell bred, bought, and receiued, (*viz.* Herriots, Waiues, Eſtrayes, Felons goods, Preſents, and ſuch like) as of what goeth out of the ſame: as Cattell ſolde, deliuered to the vſe of the Lords houſe, or otherwiſe by Warrant; Cattell dead, loſt, ſtolen, or ſuch like: entring the ſame orderly in a Booke, each vnder his pro-

proper title, that they may plainly appeare to the Auditor, vpon his Accompt, without confuſion.

4 To ſet downe in his ſayd Booke, the true rates and priſes of all ſuch Cattell as ſhall be bought or ſold by him, within the compaſſe or time of his accompt, with the times and Places when and where the ſame were bought and ſold, & the age and quality of the Cattell, as alſo to rate and appriſe all ſuch Cattell as he hath deliuered to the Lords vſe, or by his Command, at ſuch rates and priſes, as they were reaſonably worth in the Market at the time of their deliuery: that ſo the yearly profit of the Lords Demeſnes, and grounds employed with Stocke, may the more plainely appeare vpon euery Accompt.

This Officer, as concerning his qualities, ought to haue good skill in all manner of Husbandry, and in cattell, Corne, and grayne of all ſorts; as alſo to be perfect in buying and ſelling

ling euery Commodity belonging to his Charge, and carefull and honeſt in the execution of his place.

Chap. 8.
Of Receiuers, both generall and particular.

THe Receiuers generall and particular, being likewiſe Officers of Charge, differ not much in the manner of execution their places, neither indeed is there any neede of particular Receiuers, but onely in great Reuennues, where the Lords lands and profits lye diſperſed in many and far diſtant places and Countries: And therefore of them in generall.

1 They are for the due execution of their Offices, to keepe their Receipts twice in the yeare, at times and places conuenient, and to giue warning and notice to the Bayliffes, Collectors, Farmers, and other Miniſters, to bring in to thoſe places the Lords Rents,

Rents, and other profits due at thoſe times.

2 To receiue and take Charge of the Lords moneyes at the Audit and Receips, and to ſee the ſame ſafely conueyed to ſuch places where the Lord hath vſe thereof.

3 To keepe perfect Abſtracts of all the Lords certaine Rents, eſpecially of the Farmers, and Leaſe-holders, whereby they may call to ſuch Miniſters as are to pay them in, if they bee ſlacke in their payments.

4 To keepe alſo perfect Notes and Abſtracts of al Rents reſolute, Annuities, Penſions, Stipends, Salaries, Fees, Wages, and other certaine payments, yearely by them payable, and iſſuing out of the Lords Lands, by vertue of any Patent, Graunt, or other certaine Aſſurance in being, and out of controuerſie; and to make payment of the ſame at the due and accuſtomed times, taking good and effectuall Acquittances and Diſcharges

ges therfore, to the vſe and on the behalfe of the Lord.

5 To pay out vnto the Steward of the houſ-hold, and other Officers of expence, as alſo to all Creditors, Tradeſ-men and others, to the Lords vſe, all ſuch ſummes of money, as by the Lords warrant, hee ſhall be appoynted to deliuer, taking of them ſufficient Acquittances for diſcharge of the ſame on the Lords behalfe.

6 To keepe perfect and formall Books of al their doings for the Lord both in Receipts and disburſements, and to accompt for the ſame yearely to the Auditor.

Theſe are the principall things belonging to the Office of Receiuers, both generall and particular, which to performe, there is no great skill, or extraordinary ſufficency required, onely they ought to be of ability, whereby to put in good ſecurity for the due anſwering of the Lords moneyes, and profits that ſhall come to their

their hands: alſo they muſt be of good diſcretion in the diſpoſing of their buſineſſes and payments, that the Lord be not to ſeeke of his Moneyes, when any extraordinary and ſodaine occaſion ſhall happen: and chiefely of all, they ought to be exceeding honeſt, and conſcionable, for that many ſummes of money both come to their hands, and goe out alſo, which the Auditor cannot charge them with, nor giue them allowance of, but vpon their owne voluntary acknowledgement and confeſſion.

And thus haue we briefely deſcribed the duties of all the moſt neceſſary Officers of Receipt, belonging to an Honorable eſtate: and now wee will proceede to the Steward of the Houſe, being the ſole Officer of expence, accomptable to the Auditor, as concerning matter of Reuennue.

CHAP.

Chap. 9.
Of the Office and dutie of the Steward of the Houſhold.

THe Steward of the Houſe, is the principall Officer of expence, in in the due execution of whoſe place, many Oeconomicall precepts, concerning the well ordering of an Honorable Familie, might be conſidered, which heere according to my former propounded method, I purpoſely omit, and will onely touch ſuch matters as doe moſt depend vpon Reuennue, for which he is charged and accomptable to the Auditor, which are the monies to him deliuered by the Receiuers and others, for the expence of the Lords houſhold, as alſo the Beeues, Muttons, Corne, and Grain of all ſorts, Wood, Coales, and all other prouiſions and commodities receiued from the Storer, Woodward, Bayliffe, Warrener, or other Officer of Charge belonging

to

to Reuennue, all which notwithſtanding they be deliuered to the peculiar Officers of expence, to whoſe place they belong, yet the Steward is to haue the ouerſight of them, and to keepe Accompt both of their receipt and expence.

1 He is therefore to ſee to the deliuery and appriſing of all ſuch Commodities and prouiſions as are deliuered in, from the Storer, Warriner or other Officer, for expence of the Lords Houſhold, that the rates bee reaſonable, and according to the Market at the time of their deliuery.

2 To call to Accompt weekly, or at the moſt monthly, al the inferior Officers of expence: as the Gentleman of the Horſe, Clerke of the Kitchin, Keeper of the Granary, Brewer, Baker, Butler, Pantler, and all others which haue any Charge of prouiſion to accompt for, and to ſee that euery of them doe execute his place frugally, and without waſte.

3 To keep faire and orderly Books, aſwell of the weekly or monthly Accompts of all the foreſaid Officers, as alſo of all other his owne receipts, and Disburſments, entering in the ſame each particular in his due and conuenient place, and vnder his proper title, that all things may appeare without confuſion: and finally, to Accompt vnto the Auditor honeſtly and iuſtly at the end of euery yeare.

Now concerning the qualities wherewith this Officer is to be furniſhed, much might be ſaid if I ſhould enter into Oeconomicall affaires, but to auoyde tedioufneſſe, and to wade no further then my firſt intent, I ſay, that it is fitting this Officer ſhould be of honeſt life and conuerſation, whereby to ſhew good example to others; of good abilitie and reputation, whereby to curbe and keepe vnder ſtubborne and diſordered ſpirits of inferior place and ranke; and alſo

graue

graue, wiſe, and diſcreete, whereby to diſpoſe and order the buſineſſe committed to his Charge, and to gouerne the Lords Familie in honorable and laudable faſhion: And thus much may ſuffice concerning this Officer, & al others of expence; from whom we will proceede to the Auditor, our laſt, yet not leaſt Officer of Order.

Chap. 10.
Of the Office and duty of the Auditor.

THe Auditor it an Officer of Order, and of all others belonging to Reuennue, one of the principall and moſt neceſſary; for that by him the doings of all the former are ouerlooked and examined to the Lords profit: in which reſpect this Officer repreſenteth the Lord his owne Perſon, and ought to haue more ſpeciall authority conferred vpon him, then any of the former.

1 He is by vertue of his Office, yearly to take and examine the particular Accompts of all and ſingular the Officers and Miniſters of Charge aforeſaid (except ſuch as are accomptable to the Steward of the Houſe) and to ſee that all manner of profits, wherewith any of them are to be charged, be duly and orderly collected and anſwered.

2 To enter duely in the Accompts ſo taken, all ſuch materiall Changes and Alterations as may happen in the Rents, Tenures, and Tenants names, either by Eſcheate, new Purchaſe, Sale, Determination of eſtate, Improuement, Decay, or any the like accident, that the ſame may euidently appeare vpon euery occaſion without confuſion.

3 To ſee that the caſuall expences, and Bills of Charges yearly brought in by the Bayliffs and other Accomptants, to be allowed for Court Dinners, keeping of Strayes, repayring

of

of the Pinfold, and ſuch like, be reaſonable and fitting, and where they are exceſſiue, vnfitting, or vnneceſſary, to diminiſh or diſallow the ſame.

Note, that in great eſtates, this and many other ſuch caſuall matters and expences are left to the conſideration and diſpoſing of the Commiſsioners appoynted for the ordering of the Reuennue, and there the Auditor of himſelfe, hath not this power of allowing or diſallowing, but by conſent and approbation of the ſayd Commiſsioners, and by Bill ſigned with their hands.

4 To make declaration of the ſayde Accompts to the Lord within ſhort ſpace after the taking of the ſame, and within the compaſſe of the yeare next following, to engroſſe them faire and in good order, to remaine to the Lord and his poſteritie.

5 To take notice, and keepe true Accompts of all Arrerages of Rents, or other profits that may happen, and

to charge the Accomptants with them from yeare to yeare, vntill they may be leuied and anſwered: as alſo to acquaint the Lord or his Solicitor with ſuch decayed Royalties, priuiledges, and cuſtomes as are fitting to be reuiued, or re-eſtabliſhed, and with ſuch arrerages of Rents and Debts as are to be recouered by Law, and to ſee that the ſame be put in ſuit with the beſt conuenience, whiles they are recouerable.

6 To Enroll faire, and in a Booke made for the ſame purpoſe, all the Leaſes, Patents, and other Grants, yearely made by the Lord or his Commiſſioners, thereby vpon any occaſion to be able to giue the Lord ſatisfaction, aſwell of the particulars of the thing Leaſed or Granted, as of the end and determination of the ſame.

1 Now this Officer, in reſpect of the qualities he is to be endued withall, for the better and more ſufficient execution

execution of his place, ought firſt and eſpecially to be honeſt and free from corruption, and carefull in all his dealings.

2 He muſt be trained vp in the facultie of an Auditor, wherby he may be able orderly to draw downe out of the Bookes of Suruey, Rent-rolls, and other the Lords Euidences, perfect Viewes, and Accompts, aſwell Receiuers, as Miniſters of euery ſeuerall Lordſhip, Mannor, Rectorie, Farme, Bayliwicke, Libertie, and ſuch like, duely diſtinguiſhing the Rents and Profits yearely happening, and the repriſes, and deductions yearly going out, each vnder his proper title, and in his due place and forme.

3 He ought to be a good Clerke, to write a faire hand, and to haue the perfect and ready vſe of his Counter, to be of good vnderſtanding, pregnant wit, and good apprehenſion, thereby the better to looke into the

doings of ſuch Accomptants, as hee ſhall haue to deale withall, and to finde out the ſhifts, trickes, and deceipts of ſuch as are euill diſpoſed: And finally, he ought to be of good experience and ſufficient practiſe, in all matters concerning his faculty: which hee being, and executing his place honeſtly, and with iudgement, the profits that will ariſe to the Lord by this Officer are great, and more then ſodainely can be drawne to memory: ſome of the principall wherof notwithſtanding, as a taſte of the reſt, I haue here ſet down in theſe Articles following.

1 Inprimis, an eſtate well ordered, by a skilfull Auditor, giueth great eaſe and comfort to the Lord of the ſame, and helpeth to improue it ſelf: for that euery ſmall profit is continually in the Lords eye; which in eſtates ill managed, (by men of no skill in Auditorie) are often, and for the moſt part, either quite concealed

led, or altogether neglected.

2 Item, a skilfull Auditor, in keeping due accompt of arrerages of Rents, amerciaments, fines, and ſuch other profits, is not only the meanes to make the Bayliffes, Collectors, and other miniſters carefull to omit nothing of their duties, but alſo to keepe diſordered Tenants in the better obedience: for where there is no Auditor at all, or one that is remiſſe and of no skill, many caſuall profits, eſpecially amerciaments are vtterly loſt, by the neglect of Miniſters, and for want of carefull looking vnto, which very thing is a great cauſe of diſorder among the worſt ſort of Tenants, animating them, aſwel to neglect their ſeruices and duties to the Lord, as to commit iniuries and treſpaſſes, one againſt another, by hedge-breaking, wood-ſtealing, breaking into Paſtures, and Corne, with their Cattel, & ſuch like: all which, if theſe amerciaments were duly impoſed, leauied,

and

and answered, would be more carefully looked vnto and auoyded.

3 Item, an Auditors accompt, is good Euidence to pleade in Court, for the holding or re-obtaining of any Rents, Royalties, Customes, Seruices, Priuiledges, Franchises, or such like; formerly in possession, and after lost by neglect or otherwise.

Chap. 11.

The Conclusion, shewing the order how to gouerne an Honourable estate, by the Officers aforesaid: and in small estates, how to contract them to the Lords best aduantage.

HAauing before sufficiently declared the seuerall duties of each particular Officer & Minister of Renennue: together with the qualities euery of them ought to bee endued withall, for the better and more effectuall performance and execution of their seuerall places, and Offices,

it

it reſteth now onely to ſhew and ſet downe a little more plainely, the dependance that one Office hath of another, and thereby the order of gouerning an honorable eſtate by them, and how euery particular profit of Reuennue may be broght in charge, and duly collected, and anſwered to the Lords beſt aduantage: wherein, for our better proceeding, wee will comprehend all profits of Land-Reuennue, vnder theſe two generall heads, Certaine and Caſuall.

All Certaine profits of Land-Reuennue are inquirable by the Suruey-or, and by him to be certified, and expreſſed in his Bookes of Suruey, as Rents of Free-holders, of Cuſtomary Tenants, of the Demeſnes and Leaſe-lands, of Tenants at will, of herbage, and agiſtament, of Parkes, Woods, Forreſts, &c. of Mills and Mulcture, of Mynes, Quarries, and ſuch like: of all manner of Royalties: as Fiſhing, Fowling, Hawking, Hunting,

Free-

Free-warren, and ſuch other: Alſo, all manner of mouable Rents, as Hay, and Corne, Egges, Hens, Geeſe, and the like. And laſtly, all Rents of Seruices and cuſtomes, being certain, as for Licences of all ſorts, common Fine, releaſe of Suite of Court, head-ſiluer, greene-hew, and ſuch other. Out of which ſaid Books of Suruey, being faire engroſſed and made authenticall by Euidence therein certified, and the Iuries hands thereunto ſubſcribed: a briefe Abſtract, and Suite-Roll, is to bee made, and deliuered to the learned Steward, whereby he may not only call the Tenants to doe their Suite and Seruice at the Lords Courts, but alſo bee directed by value of the lands how to aſſeſſe Fines vpon Copyholders, and the like. Then alſo a perfect Rent-roll is to bee made out, and deliuered vnto the Bayliffe, whereby he may collect and gather vp the ſaide certaine profits, and accompt for them yearely to

the Auditor, as before hath been ſaid. Laſtly, the Bookes themſelues are to be deliuered vnto the Auditor, that out of them he may draw downe, & make out the viewes of his Miniſters accompts, and then to redeliuer them to the ſaid Surueyor, to remaine in his cuſtody for the vſe of the Lord or his Commiſſioners, in letting of Leaſes, and ſuch other occaſions.

The Caſuall profits of Reuennue, are either enquirable by the learned Steward in his Courts, or by the Auditor, at the time of his Audit.

Caſuall profits, enquirable by the Steward, are Herriots, Reliefes, Wards and Mariages, Forfeitures, Waiues, Eſtrayes, Fellons and Outlawes goods, Fines vpon admittances of cuſtomary Tenants, Fines vpon Licences, purpreſtures, and new erections; amerciaments, and paines for default of ſuite of Court, mending, ſcowring, and clenſing of Fences, Ditches, and Highwaies, Reſcous,

cous, Pound-breach, and other like treſpaſſes, nuſances, and offences, Eſcheats, Pleas, & Proceſſe of Courts, Fraies, bloodſheds, and the like: All theſe the Steward is to extract out, to the ſeuerall Bayliffes or other Miniſters, appointed to collect and leauie the ſame, & to returne the Duplicate of the ſaide Extracts to the Auditor, as before hath beene expreſſed. And it is fitting that ſuch of them, as are laid down in Court, the Receiuer or Bayliffe ſhould bee preſent, to take them vp to the Lords vſe, and not to cõmit them to the Stewards charge, leaſt by that means he purſe the ſmall ones to his owne profit, and neuer accompt for the ſame: as fines of Licence for Brewing, digging of grauel, ſand, chalke, clay, and ſuch like.

Caſuall profits enquirable, by the Auditor onely, are profits of Faires, Markets, and ſuch like; wood-ſales, Agiſtament and Pawnage; profits of the waſtes and Moores, as ſale of Heath,

Heath, Turfes, Peate, Sand, Grauell, Marle, Chalke, Clay, and all other profits being caſuall, & not elſewhere enquirable: In exacting of which accompts, the Auditor had need be very circumſpect, and the Collectors, of the ſame very honeſt, for that cõmonly theſe are buſineſſes committed to the ſole truſt and diſpoſing of one man, both to ſell, and to accompt for the ſame, who if he be not honeſt and conſcionable, may yearly defraud the Lord of a great part thereof; but the Auditor, if hee bee wiſe and circumſpect, may both finde out the falſhood, and take order to preuent the ſame.

Theſe Rents and profits, both certaine and caſuall, being duly collected by the Officers and Miniſters thereunto appointed, ought at euery halfe yeares end, (or ſooner if occaſion require) to be paid vnto the Lords Receiuer, who vpon the receipt thereof, ought to giue his Acquittance to the Miniſter

Miniſter which payeth them, as for ſo much by him receiued, of the iſſues and profits of his Office for that yeare: and at the yeares end the ſaid Miniſter vpon the determination of his accompt, ſhall deliuer vnto the Auditor the ſaid Acquittance, wherby to charge the Receiuer with the monies receiued, & ſhall for his owne diſcharge, take out a *Quietus eſt* for that yeares accompt, vnder the Auditors hand.

All the Miniſters thus hauing accompted, the Auditor ſhall call the Receiuers, charging them aſwell by their ſaide Acquittances, as by the viewes of the Miniſters accompts, their owne confeſſion, and ſuch other notes, as ſhall come to his hands for that yeare; and they for their diſcharge, ſhall produce the Lords warrants, and the Acquittances of ſuch perſons, to whom they haue paid any money: as alſo the Bills of all charges and expences, by them that yeare

year disburſed, ſigned with the Lord or his Cõmiſſioners hands: all which vpon the determination of their accompts, they ſhall alſo leaue with the Auditor, aſwell for his warrantie of their ſaid accompts; as for the more effectuall charging of the Steward of the houſe, & all other perſons, which are to accompt for monyes impreſted by warrant or otherwiſe, accepting likewiſe of a *Quietus eſt* vnder the Auditors hand for their owne diſcharge. And thus ſhal the ſaid Auditor proceed, from accomptant to accomptant, as they depend one vpon another, vntill hee haue finiſhed with them all: which being done, he ſhall make out his Declaration of the whole yeares buſines, as before hath been ſaid, bipartite indented, and declare the ſame before the Lord or his Commiſſioners, who ſhall ſigne the one part thereof, to remaine with the Auditor for his diſcharge: the other part thereof, the ſaide Auditor and

Commiſſioners ſhall ſigne, to remain to the vſe of the Lord.

But here me thinkes, I heare ſome obiect, that the ordering of an eſtate after this manner (being it requireth ſo many Officers) wil be too chargeable for moſt men, and therefore not to be put in execution, but onely by ſuch as haue very great eſtates. To ſuch I thus anſwer.

It is not ſo much the multiplicitie of Officers, that is required in the well managing of an eſtate, as the order and method to be vſed in the placing, & appointing of thoſe Officers: for there is no man of abilitie, but hath, and is at charge with ſo many as ſerueth his turne after his owne manner, which number would alſo (out of doubt) doe it in the forme heretofore deſcribed, the Auditor only excepted, whoſe place the Lord himſelfe in ſmall eſtates, for the moſt part, executeth (and may well performe the ſame if he haue leaſure, and

be

be skilfull, but that few are, and thereby enſueth the moſt loſſe) therefore to come to the matter, and to ſhew how in ſmall eſtates, with feweſt number of Officers, & leaſt expence, an Honorable Reuennue may be wel ordered, theſe two rules muſt be preciſely obſerued.

Firſt, that none of the Officers of order be wanting (the Surueyor only excepted, who hauing once in the beginning perfected his Surueyes, there is ſmall vſe of him for many yeares after, ſo there be a skilfull Auditor, and a learned Steward) and theſe Officers of order, neede be no great charge to any Lord, for that one man may ſerue to manage diuers Lords eſtates, hauing no further dependance vpon any of them, but only a reaſonable yearely Fee allowed for his paines, which if they be skilfull & honeſt, their diligence ſhal in ſurpluſſage bring in, with aduantage, & eaſe the Lord of much labour & vnquietneſſe.

neſſe. And the more nearly to contract theſe Officers of order, one man may ſupply both the places of learned Steward and Solicitor; and another, being capable thereof, may ſupply the places of Surueyor & Auditor: and of this Officer (the Auditor I mean) I would wiſh no Lord to be deſtitute, for where the Lord himſelf taketh the accounts of his Officers of charge, except he be very skilful and painfull alſo, although his eſtate bee but ſmall, yet for want of this Officer he may wel loſe twice ſo much in the yeare (either by negligence and corruption of Miniſters, or by want of skill to examine their doings) as would fee a good Auditor to doe the ſame: Yet let him alſo bee carefull in the choiſe of his Auditor, for many now a dayes take vpon them, both the name and place of Auditors, and yet are very ignorant in the due execution of that Office.

Secondly, it muſt be duly obſerued, that

that no one man bee put to execute Offices of order, & Offices of charge both together, as Auditor and Receiuer, Auditor & Steward of the houſe, learned Steward and Receiuer, Bayliffe, Woodward, or ſuch like: much leſſe that the managing of an eſtate, ſhould wholly, or for the moſt part, bee committed to the charge of one particular man: for in both theſe caſes, it may eaſily bee perceiued, what great meanes and ſtrong temptations they haue (if they bee not of exceeding honeſtie and good conſcience) ſecretly to enrich themſelues, by the loſſe and hindrance of the Lord; or at the beſt, what danger of loſing many profits, by neglect, or for want of skill to preuent the ſame. And yet it is ſeene in moſt mens eſtates of the meaner ranke, that one man hath the gouerning of all, both for order and charge; and hee for the moſt part of no further skill, then to ſet downe confuſedly his receipts, on the one part,

part, and his disburſements on the other, and ſo by comparing them to finde the difference: whereby alſo the Lord hath no other declaration of his doings, but the ſaid confuſed accompt, in which all things for the moſt part come in in groſſe; and the profits of many Mannors, & disburſments of ſundry natures, are ſo mingled together, as they can neither for the preſent, nor in after-times, vpon any occaſion that may happen, be diſtinguiſhed, nor the Lord ſee whether he haue right or wrong.

But to conclude, although it be not fitting, that one man ſhould execute both Offices of order and of charge, nor that the whole ſhould bee committed to one particular perſon: yet may theſe Offices of charge alſo in ſmall eſtates bee conferred vpon a few perſons; for one man may be generall Receiuer, and Steward of the houſe; another may ſupply the places of Bayliffe, Woodward, Storer, and

and as many other Offices of charge as he is able to execute: and in this manner the Lord is in moſt poſſibility to haue all his profits truely anſwered, and narrowly looked vnto: where not only euery ſmall matter is taken notice of, by two or three ſeuerall Officers: but alſo euery Officer of charge, is to giue accompt of the profits he receiueth, and the Officers of order meddle no further, but to charge and diſcharge the moneys by the other receiued, to ſearch out the profits of Reuennue, and to ſee that each Officer of charge, doe execute his place with honeſty and diligence.

And thus haue I, in the beſt and briefeſt manner I can, deſcribed the well ordering of an honourable Reuennue: wherein, in what I haue failed, I ſubmit my ſelfe to the reformation of the more iudicious: thus much by the way inferring, that I haue not in all points exactly followed the order and courſe obſerued in the

the managing of the Royall eſtate of our Soueraigne: who beſides Land-Reuennues, hath many other, and great profits, yearly comming in by his Subiects, (not here ſpoken of) the moſt of which are returnable into his Maieſties Exchequer, where they are handled and ordered by thoſe great Maſters of Arte and iudgement in theſe faculties, frō whom I acknowledge to haue receiued that little skill and experience which I haue. What heere is ſet downe, is drawne from them, and applyed to the vſe of the Subiects in their ſmaller Reuennues, which I leaue to the conſideration of all ſuch, whom it may concerne, and who haue hitherto loſt, by ill ordering of their eſtates.

FINIS.